

## **Arch Bridge/Bolton Town Center Advisory Committee**

Meeting 5

September 9, 2014

6 p.m., Council Chambers, City Hall

Meeting Notes

The Arch Bridge/Bolton Town Center Advisory Committee held its fourth meeting on Tuesday, September 9, 2014 at 6:00 p.m. in the Council Chambers at City Hall.

### **Attendees:**

#### **Advisory Committee members:**

Councilor Jody Carson  
Roger Sheperd  
Jim Mattis  
Mike Watters  
Todd Jones  
Donna Bezio

### **Consultant Team:**

Mark Hinshaw, Project Manager  
Abe Farkas, EcoNorthwest

### **Staff:**

John Boyd

### **Public:**

Todd Spencer  
Nancy Westemeijer

### **Summary of the meeting:**

Councilor Carson introduced the meeting. Mark Hinshaw of LMN Architects updated the advisory committee. He described how the major concepts from the July presentation (Memo dated September 3, 2014) including a linear park, re-aligned 90 degree intersection at Willamette Falls Drive, podium parking structure and other details such as mixed use development and hotel locations.

Abe Farkas, EcoNorthwest discussed two scenarios evaluating interest in condominiums/apartments and mixed use development. He noted that parking is a concern that limits marketability. When considering mixed use, there are no current comparable developments to evaluate within West Linn. In addition, he noted the design needs a pedestrian friendly environment. He referenced a draft memo related to financing tools for the Arch Bridge project. This memo considered local financing, publicly generated options, tax abatements and credits, low interest loans, subsidies and grants and other incentives.

The committee members asked various questions related to the financing options, discussed mixed use development and commercial development opportunities.

Mr. Hinshaw summarized the status of the revised plan and presented a 30 second animated 3D flyover concept. He discussed a twin city approach that contrasted hill city versus flat city, new city versus old city and green city versus grey city. He reviewed short term goals versus longer term expectations. The next steps will be to suggest short term recommendations, midterm proposals and longer term options. These can include intersection redesign, supporting a new three block town center containing 300+ units of residential/condo units, a 90 unit hotel, 30-50,000 square foot of commercial space, a linear park, regional bicycle trail and a pod parking structure.

He discussed the need to keep access open to the mill, using the proximity to existing commercial in Oregon City as a positive, and considering options for supplemental shuttles to address no transit access to the site. There was a discussion how shuttles could help with service to the local area.

The committee members inquired about mixed use development, the retention of commercial space, new “hub” office consisting of shared office spaces for home based businesses. There was some concern about a concept to use upland sites for condominiums that marketed the 360 views available to upper levels of proposed structures.

Mr. Hinshaw noted that developers prefer a transit oriented development approach when working with town centers. The design proposes incorporating regional bicycle trail, consider transit alternatives. He concluded the discussion noting a project of this size cannot be a public or private only proposal. It must consider alternatives and private/public incentives.